

**PB# 95-1**

**POJE, JOHN & FRAN**

**58-2-3**

95- 1 Poje, John Frank Subdivision  
Lake Rd (Hildeeth) (2 Lots)

Approved 4/26/95

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

NO. 95-1

January 19 1995

RECEIVED FROM John + Rosaleen Page  
Three Hundred 00/100 DOLLARS

2 Lots @ \$150.00 ea. Escrow

Account Total \$ 300.00

Amount Paid \$ 300.00 CK3387

Balance Due \$ - 0 - Thyral Mason, Secy to the P.B.

11/19/95

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

# GENERAL RECEIPT

14448

Received of John M. Page Jan. 19 1995 \$ 50.00

Deputy and 00 DOLLARS

For Planning Board App. Fee 100 #95-1

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK #3386</u>		<u>50.00</u>

By Dorothy Hansen  
Town Clerk

Title

© WILLIAMSON LAW BOOK CO. VICTOR, N.Y. 14564

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, NY 12553

NO. 95-1

March 27 1995

Balance Due \$ - 0 - *Myra Mason, Secy to the P.B.*

TOWN OF NEW WINDSOR		GENERAL RECEIPT		14448
555 Union Avenue New Windsor, NY 12550		<i>Jan 19</i> 19 <i>95</i>		
Received of	<i>John M. Poje</i>	\$	<i>55.00</i>	
	<i>Depty and</i>		<i>00</i>	DOLLARS
For	<i>Planning Board App. Fee</i>		<i>100</i>	
			<i>#95-1</i>	
DISTRIBUTION:		By <i>Dorothy Hansen</i>		
FUND	CODE	AMOUNT	Title	
<i>CR #9886</i>		<i>55.00</i>	<i>Town Clerk</i>	

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Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553  
RECEIVED FROM *John M. Poje*  
*Five Hundred 00/100* DOLLARS  
*Recreation fee - (1 Lot @ \$500.00 ea)*  
Account Total \$ *500.00*  
Amount Paid \$ *500.00*  
Balance Due \$ *- 0 -*  
*in 3/27/95*  
*Myra Mason, Secy to the P.B.*  
NO. *95-1*  
*March 27* 19 *95*  
"THE EFFICIENCY LINE" AN AMPRO PRODUCT

TOWN OF NEW WINDSOR		GENERAL RECEIPT		14775
555 Union Avenue New Windsor, NY 12550		<i>March 27</i> 19 <i>95</i>		
Received of	<i>John M. Poje</i>	\$	<i>250.00</i>	
	<i>Two Hundred and 00/100</i>		<i>00</i>	DOLLARS
For	<i>Planning Board Approval Fee</i>		<i>#95-1</i>	
DISTRIBUTION:		By <i>Dorothy H. Hansen</i>		
FUND	CODE	AMOUNT	Title	
<i>CR #3483</i>		<i>250.00</i>	<i>Town Clerk</i>	

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Map Number 76-95 City 95-1  
Section 58 Block 2 Lot 3 Town N. Windsor  
Village

Title: Poje, John & Frank

Dated: 1-26-95 Rev Filed 5-12-95

Approved by Henry Van Leeuwen  
on 4-26-95

Record Owner Poje, John & Frank

(1 Sheet)

JOAN A. MACCHI  
Orange County Clerk



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

**25 April 1995**

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**MEMORANDUM**

**TO:** Myra Mason, Planning Board Secretary

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** POJE SUBDIVISION  
NEW WINDSOR PLANNING BOARD NO. 95-1

This memorandum shall confirm my review on the morning of 19 April 1995 of the subject application. At that time, I reviewed the metes and bounds of the description provided relative to the dedication of the portion of Lake Road to the Town. It is my opinion that the description is acceptable for use for this purpose.

Inasmuch as it is my understanding that the only outstanding item is the formality of the Town Board acceptance of the dedication, and as per previous procedures of the Town relative to these type dedications on existing Town roads, it is my opinion that the plan can be stamped at this time and released if all necessary fees have been paid.

Respectfully submitted,

A handwritten signature in black ink that reads 'Mark J. Edsall'. The signature is written in a cursive, flowing style.

**Mark J. Edsall, P.E.**  
**Planning Board Engineer**

**MJEmk**

**A:4-25-E.mk**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/27/95

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 95-1

NAME: POJE, JOHN & FRANK - SUBDIVISION

APPLICANT: POJE, JOHN & FRANK

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
01/19/95	REC. CK. #3387	PAID		300.00	
01/25/95	P.B. ATTY. FEE	CHG	35.00		
01/25/95	P.B. MINUTES	CHG	31.50		
02/24/95	P.B. ENGINEER FEE	CHG	68.50		
03/27/95	APPROVAL CK SHORTAGE	CHG	10.00		
04/26/95	RET. TO APPLICANT	CHG	155.00		
		TOTAL:	300.00	300.00	0.00

*Please issue a check in  
the amount of \$155.00 to:*

*John Poje  
RD #4 Box 430  
New Windsor, N.Y. 12553*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/27/95

PAGE:

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Wi  
A [Disap, Ap

FOR PROJECT NUMBER: 95-1

NAME: POJE, JOHN & FRANK - SUBDIVISION  
APPLICANT: POJE, JOHN & FRANK

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/26/95	PLANS STAMPED	APPROVED
03/15/95	BLDG. INSP. VERIFIED SHED . SHED WAS COMPLETELY REMOVED	SHED COMPLETELY GONE
01/25/95	P.B. APPEARANCE . APPROVED CONDITIONALLY - SEE REVIEW SHEET IN FILE	LA:ND WVE PH -APR CD
01/18/85	WORK SESSION APPEARANCE	SUBMIT APPLICATION



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/27/95

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 95-1

NAME: POJE, JOHN & FRANK - SUBDIVISION  
APPLICANT: POJE, JOHN & FRANK

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/19/95	MUNICIPAL HIGHWAY	02/23/95	APPROVED
ORIG	01/19/95	MUNICIPAL WATER	01/20/95	APPROVED
ORIG	01/19/95	MUNICIPAL SEWER	/ /	
ORIG	01/19/95	MUNICIPAL FIRE	01/23/95	APPROVED
ORIG	01/19/95		/ /	
ORIG	01/19/95		/ /	

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_  
\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ \_\_\_\_\_

\* \* \* \* \*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
PRELIMINARY PLAT APPROVAL .....\$ 100.00  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00  
FINAL PLAT SECTION FEE.....\$ 150.00  
BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

\* \* \* \* \*

RECREATION FEES:

\_\_\_ LOTS @ <sup>500.00</sup>~~\$1000.00~~ PER LOT.....\$ 500.00

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_  
PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_  
MINUTES OF MEETINGS.....\$ \_\_\_\_\_  
OTHER.....\$ \_\_\_\_\_

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

5% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

4% OF FIRST \$50,000.00 OF ABOVE:.....\$ \_\_\_\_\_

2% OF REMAINDER OF ABOVE:.....\$ \_\_\_\_\_

TOTAL INSPECTION FEE DUE:.....\$ \_\_\_\_\_

*Pd*  
*250.00*  
*taken from escrow → 10.00*  
*260.00*  
*Pd*

PLANNING BOARD FILE NUMBER: 95-1

MEMORANDUM FOR FILE

DATE: March 15, 1995

On this date: \_\_\_\_\_

*Shed has been completely  
removed from property*

*Clare Schmitt*

POJE, JOHN SUBDIVISION (95-1)

William Hildreth, L.S. appeared before the board for this proposal.

MR. HILDRETH: You can tell it's a small job because I've got a small map. This project is a 2 lot minor subdivision located on the east side of Lake Road a little bit, 500 feet, it's in a R-4 zone. There is an existing house and well on the property now 1.5 acres. The proposal is for a subdivision to create single family lot, conforms to zoning, this property, and I will submit a deed for Mr. Krieger to look at. This property is registered as one tax lot but you can see it comes in two parcels and it refers to an old Caruthers and Booze (phonetic) map which is a large piece of property in Beaver Dam Lake that was chopped up years and years ago. I made a copy of it. They were both sold to the same person, the deed was described in two parcels, describing these two lots. So what we're doing is just recreating that this subdivision follows the old original map and the deed parcel lines and we're just creating a subdivision because the tax lot has it, the tax map has it as one lot because it's always been one owner. You can see where the house was constructed by that position, the intent was to have two lots but we're back in here for a subdivision because it's a single tax lot.

MR. PETRO: Road frontage has to be 100 feet.

MR. BABCOCK: No, it's 60 feet in the bulk table column.

MR. HILDRETH: One item that needs to be corrected on the map.

MR. BABCOCK: The lots meet the zoning.

MR. PETRO: What are you going to do about the shed?

MR. HILDRETH: It's not permanent. I spoke with Mr. Poje about it, he said he can remove it or move it. I'll place a note on the map.

MR. PETRO: To be removed, we don't want to approve a lot line change and have it go through there.

MR. HILDRETH: It's an inconsequential shed, it's not affixed on a foundation, I told him when the line went through, he said no big deal.

MR. PETRO: Note on the map.

MR. HILDRETH: Yes.

MR. VAN LEEUWEN: Just a storage shed?

MR. PETRO: Or have him move it.

MR. HILDRETH: Doesn't have to be taken off the property, just move it off the line.

MR. BABCOCK: Ten foot from the line.

MR. HILDRETH: Does that have to be done or can I just put the note on the map?

MR. PETRO: If you have the note, it may never be done.

MR. HILDRETH: You tell me which way you want me to go.

MR. PETRO: Have him do it because the note on the map is not going to get it done, unless you don't have it stamped until he has it done.

MR. VAN LEEUWEN: I'll vote for approval and the maps to be signed upon removal of the shed and the building inspector says it's removed.

MR. HILDRETH: Not necessarily removal.

MR. VAN LEEUWEN: Or removed from the line is what I am saying, as long as it's removed from the line, building inspector has seen it, I'll sign the maps.

MR. HILDRETH: That way I can move it on the map, don't have to make any notes, just put it there.

MR. VAN LEEUWEN: Depends on the board.

MR. PETRO: Basically, you have, it's a pre-existing lot.

MR. VAN LEEUWEN: That is why I want to do it that way.

MR. HILDRETH: He knew that if you didn't make him do it now, he is going to have to do it before he sold. What he wants to do is sell the house and lot and give the vacant lot to his kids.

MR. PETRO: Only thing I don't see is a topo.

MR. HILDRETH: I've got spot elevations, I didn't know that that warranted topo, basically it slopes from the road down toward the back.

MR. PETRO: Looks like 50 feet.

MR. HILDRETH: It's pretty steep, there's a sewer out front, I've checked with the as-builts, it's deep enough, it will service this lot so it is okay.

MR. PETRO: Is that why you have the house so far up to catch the sewer?

MR. HILDRETH: Sure.

MR. PETRO: 375 in the rear and 422 on the road, so it is 47 feet.

MR. DUBALDI: When you say steep in the front, how steep do you mean, what kind of grade?

MR. PETRO: 412 where the house is so you only have a ten foot from where the house is from the road.

MR. DUBALDI: I got it, never mind.

MR. PETRO: Still ten foot, you're sure?

MR. HILDRETH: Yeah, it's the sewer up here is 227 feet deep, the manhole that we have shown in front of our lot is a drop manhole and it comes in 75 feet deep and drops to 14 feet so you come back from the 7 foot depth

heading back towards the 22 foot depth, it's probably on the order of 10 to 12 feet deep right here. Ground elevation at the house site is 412 so if it's 415 out at the road, only a three foot rise and the sewer is probably 8 or 9 feet deep there so plenty deep.

MR. PETRO: Also, the driveway where it comes out looks like it's a straight road. Is there anything from Mr. Fayó?

MS. MASON: No.

MR. HILDRETH: It's straight for alignment but it has some slope.

MR. PETRO: Just thinking of sight distance for the proposed drive.

MR. HILDRETH: It's in the best spot, you can see where the other one is, that is as close to the property line.

MR. BABCOCK: There's houses on both sides.

MR. HILDRETH: Across the street as well. Is that what you meant?

MR. BABCOCK: Yes.

MR. VAN LEEUWEN: One more thing, is he going to donate the extra footage for the highway for the road to make it 50 feet?

MR. HILDRETH: Yes, see we've got a deed that goes to center line. I've shown the right-of-way line as 25 feet from center. There's monumentation out there from other properties, other service that sports that, I don't know if there is a prescribed right-of-way for Lake Road already, I don't know that. We have to do that. The reason I have shown this is because the deed described the center line but I think the town already has a 50 foot right-of-way on Lake Road so there's no need for that.

MR. VAN LEEUWEN: I'd like to check that. I'm always a

stickler on that.

MR. HILDRETH: There is one, I can give you the liber and page number, I don't know if I have a copy of it.

MR. VAN LEEUWEN: I'll make a motion we approve, Mr. Chairman, subject to the following conditions. Do we have to do SEQRA first?

MR. PETRO: We haven't done anything here.

MR. DUBALDI: Make a motion we take lead agency under the SEQRA process.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency on the Poje minor subdivision on Lake Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Make a motion we waive public hearing.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under it's discretionary powers for the Poje minor subdivision on Lake Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. VAN LEEUWEN: Mr. Chairman, I'd like to make a



motion to declare negative dec.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Poje minor subdivision on Lake Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. DUBALDI: Just one quick question, did Skippy say--do we have anything from the Highway Department?

MR. PETRO: No, but as Mike says there's houses on both sides. If you notice where he has the driveway, it's on a straight stretch and also the same location of the other driveways.

MR. BABCOCK: We have a policy that before we issue anything, Highway Superintendent has to approve, so--size of culvert.

MR. VAN LEEUWEN: I'll make a motion to approve subject to the following conditions, that the shed be moved from the property line, center of the property line at least ten foot and the building inspector checks it and then the maps can be signed, that we receive the 25 feet right-of-way center line of the road to the property line.

MR. HILDRETH: Or I'll give you a liber page.

MR. VAN LEEUWEN: You work that out with Andy.

MR. HILDRETH: Okay.

MR. VAN LEEUWEN: That is it.

MR. BABCOCK: One correction on the plan.

MR. HILDRETH: Yeah, I have to move the shed and move that or revise that bulk table, I knew that.

MR. VAN LEEUWEN: I'll include that.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant approval to the Poje minor subdivision with the subject-tos just read in by Mr. Van Leeuwen. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. DUBALDI	AYE
MR. PETRO	AYE

MR. HILDRETH: I thank you and I thank you on behalf of Mr. Poje, he wants to get this done.

RESULTS OF P.B. MEETING

DATE: January 25, 1995

PROJECT NAME: Pope, J. Sub. PROJECT NUMBER 95-1

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M) D S) ✓ VOTE: A 3 N 0

\* M) ✓ S) D VOTE: A 3 N 0

CARRIED: YES ✓ NO       

\* CARRIED: YES: ✓ NO       

\*\*\*\*\*

PUBLIC HEARING: M) D S) ✓ VOTE: A 3 N 0

WAIVED: YES ✓ NO       

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES        NO       

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:       

M) ✓ S) D VOTE: A 3 N 0 APPR. CONDITIONALLY: 1/25/95

NEED NEW PLANS: YES ✓ NO       


DISCUSSION/APPROVAL CONDITIONS:       

Only given dead by B. Hillbush  
Correct bulk table for frontage 9/8 60'  
Move storage shed 10' - Mike B. to verify before map signed  
Check if Town has a 50' R.O.W for Leland.

P.B. # 95-1 Application Fee

29-1  
213


3386

 JOHN G. POJE  
ROSALEEN D. POJE  
55 BEAVERBROOK RD. PH. 914-496-3201  
NEW WINDSOR, NY 12553-5911

01-16 19 95

PAY TO THE ORDER OF Town of New Windsor \$ 50.00

Fifty Dollars and no/xx DOLLARS

 Fleet Bank  
Newburgh 27530  
Newburgh, NY 12550

MEMO Application Fee


⑆02⑆3000⑆9⑆5205043⑆20⑆3386⑆

*John Poje*

P.B. # 95-1 ESCROW

29-1  
213


3387

 JOHN G. POJE  
ROSALEEN D. POJE  
55 BEAVERBROOK RD. PH. 914-496-3201  
NEW WINDSOR, NY 12553-5911

01-16 19 95

PAY TO THE ORDER OF Town of New Windsor \$ 200.00

Two Hundred Dollars and no/xx DOLLARS

 Fleet Bank  
Newburgh 27530  
Newburgh, NY 12550

MEMO Escrow Fee

⑆02⑆3000⑆9⑆5205043⑆20⑆3387⑆

*John Poje*

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553



1763

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **95- 1**

DATE PLAN RECEIVED: **RECEIVED JAN 19 1995**

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

\_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_

disapproved ☐ \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

*Fred [Signature]* 2/23/95  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 23 January 1995

**SUBJECT:** Poje Subdivision

Planning Board Reference Number: PB-95-1

Dated: 19 January 1995

Fire Prevention Reference Number: FPS-95-001

A review of the above referenced subject subdivision plan was conducted on 19 January 1995.

This subdivision plan is acceptable.

Plans Dated: 5 January 1995

  
Robert F. Rodgers, C.C.A.

RFR/mvz



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 95 - 1

DATE PLAN RECEIVED: RECEIVED JAN 19 1995

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Cruas & Hildreth for the building or subdivision of  
J & L. Roje has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this area

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

Steve D. DeGarmo 1/20/95  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B #       

WORK SESSION DATE: 18 Jan 1995 APPLICANT RESUB.  
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: POJE Minor Subdiv.

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: Bill Hildreth

MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify) La Lander.

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- shed to be removed
- looks like it needs zoning.
- fix ~~area~~ Portage value not 100' -  
actually 60'

next available agenda  
after full app



95-1

## TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD



176 TYPE OF APPLICATION (check appropriate item):

Subdivision X Lot Line Chg.      Site Plan      Spec. Permit     

1. Name of Project JOHN G. POJE & FRANK T. POJE MINOR SUBDIVISION
2. Name of Applicant JOHN & FRANK POJE Phone 496-3201  
Address RD 4 BOX 430 NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record (SAME) Phone (SAME)  
Address (SAME)  
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C.  
Address 33 QUASSAICK AVENUE NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney BRIAN GILMARTIN Phone 496-1130  
Address 90 EAST MAIN ST. WASHINGTONVILLE N.Y. 10992  
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting GREVAS & HILDRETH Phone 562-8667  
(Name)
7. Project Location: On the EAST side of LAKE ROAD  
(street)  
300 feet NORTH of BEAVER BROOK ROAD  
(direction) (street)
8. Project Data: Acreage of Parcel 1.50 Zone R-4,  
School Dist. WASHINGTONVILLE CSD
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y      N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 58 Block 2 Lot 3

11. General Description of Project: MINOR SUBDIVISION FOLLOWING  
ORIGINAL DEED PARCEL LINE, CREATE ONE RESIDENTIAL LOT. EXISTING  
HOME OCCUPIES RESIDUAL LOT.

12. Has the Zoning Board of Appeals granted any variances for  
this property? yes X no.

13. Has a Special Permit previously been granted for this  
property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the  
property owner, a separate notarized statement from the owner  
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and  
states that the information, statements and representations  
contained in this application and supporting documents and  
drawings are true and accurate to the best of his/her knowledge  
and/or belief. The applicant further acknowledges responsibility  
to the Town for all fees and costs associated with the review of  
this application.

Sworn before me this

13 day of January 1995

X [Signature]  
Applicant's Signature

[Signature]  
Notary Public

SUZANNE F. FERRIGNO  
Notary Public, State of New York  
Orange County, No. 4511631  
My commission expires February 23, 1996

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED JAN 19 1994  
Date Application Received

95- 1  
Application Number

RECEIVED JAN 19 1994

95-1

"XX"

APPLICANT'S PROXY STATEMENT  
(for professional representation)

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

JOHN POJE, deposes and says that he  
(Applicant)

resides at LAKE ROAD, NEW WINDSOR  
(Applicant's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the applicant for the MINOR SUBDIVISION OF TAX  
MAP SECTION 50 BLOCK 2 LOT 3  
(Project Name and Description)

which is the premises described in the foregoing application and  
that he has authorized GREVAS & HILDRETH, L.S., P.C.  
(Professional Representative)

to make the foregoing application as described therein.

Date: JAN 13, 1995

X [Signature]  
(Owner's Signature)

X [Signature]  
(Witness' Signature)

SUZANNE F. FERRIGNO  
Notary Public, State of New York  
Orange County, No. 4511631  
My commission expires February 23, 1996

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST

## I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

## II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

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13. ✓ Name of adjoining owners.
14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. N/A Include existing or proposed easements.
20. N/A Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- \*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29. ✓(WELL ONLY  
NO SEPTIC  
SYSTEM  
PROPOSED) Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓(SPOT  
ELEVATIONS  
ONLY) Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. N/A A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William J. Alden L.S.

Licensed Professional

Date: 1/16/95

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

"XX"  
 RECEIVED 95-1  
 JAN 19 1994  
 SEQR

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>JOHN POJE</u>	2. PROJECT NAME <u>JOHN G. POJE AND FRANK T. POJE MINOR SUBDIVISION</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>EAST SIDE OF LAKE ROAD 300' NORTH OF BEAVER BROOK ROAD</u> <u>TAX MAP SECTION 58 BLOCK 2 LOT 3</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>MINOR SUBDIVISION CREATING ONE SINGLE FAMILY RESIDENTIAL LOT.</u> <u>EXISTING HOUSE OCCUPIES RESIDUAL LOT.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.50</u> acres    Ultimately <u>1.50</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>JOHN POJE</u> Date: <u>1/16/95</u>	
Signature: <u>William B. McLeod (PREPAPER)</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER



**ART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 8 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF.**

☐ Yes ☐ No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 8 NYCRR, PART 817.8? If No, a negative declaration may be superseded by another involved agency.**

☐ Yes ☐ No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

**C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:**

**C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:**

**C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:**

**C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:**

**C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.**

**C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.**

**C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.**

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**

☐ Yes ☐ No If Yes, explain briefly

**ART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

\_\_\_\_\_  
Date

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIDE) MAPS AND RETURN WITH PLANNING BOARD APPLICATION.

JOHN G. POSE & FRANK T. POSE

MINOR SUBDIVISION

SSB B2 LS

PL. BD. # 95-1

THIS PROJECT IS NOT IN A FLOOD ZONE

William B. Hildreth

William B. Hildreth, L.S.

1/19/95

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**

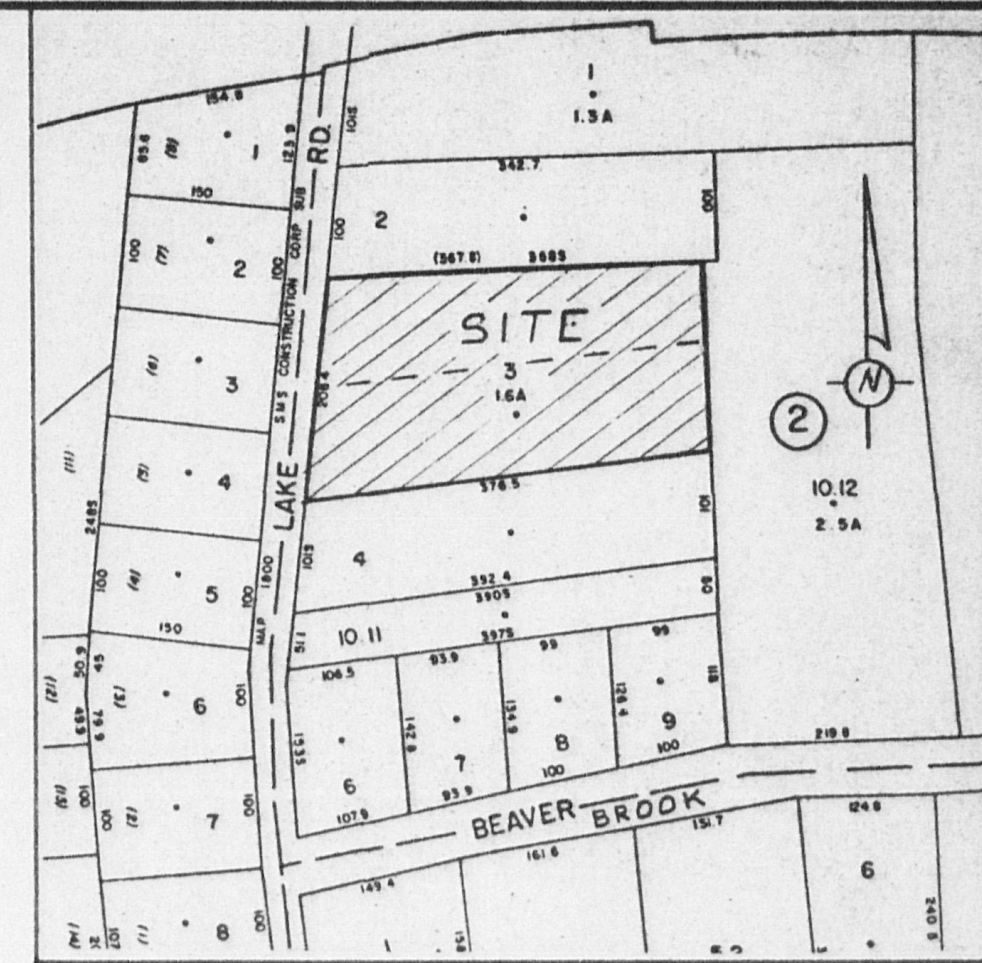


Total Parcel Area  
65,381±S.F.  
1.50±Ac.

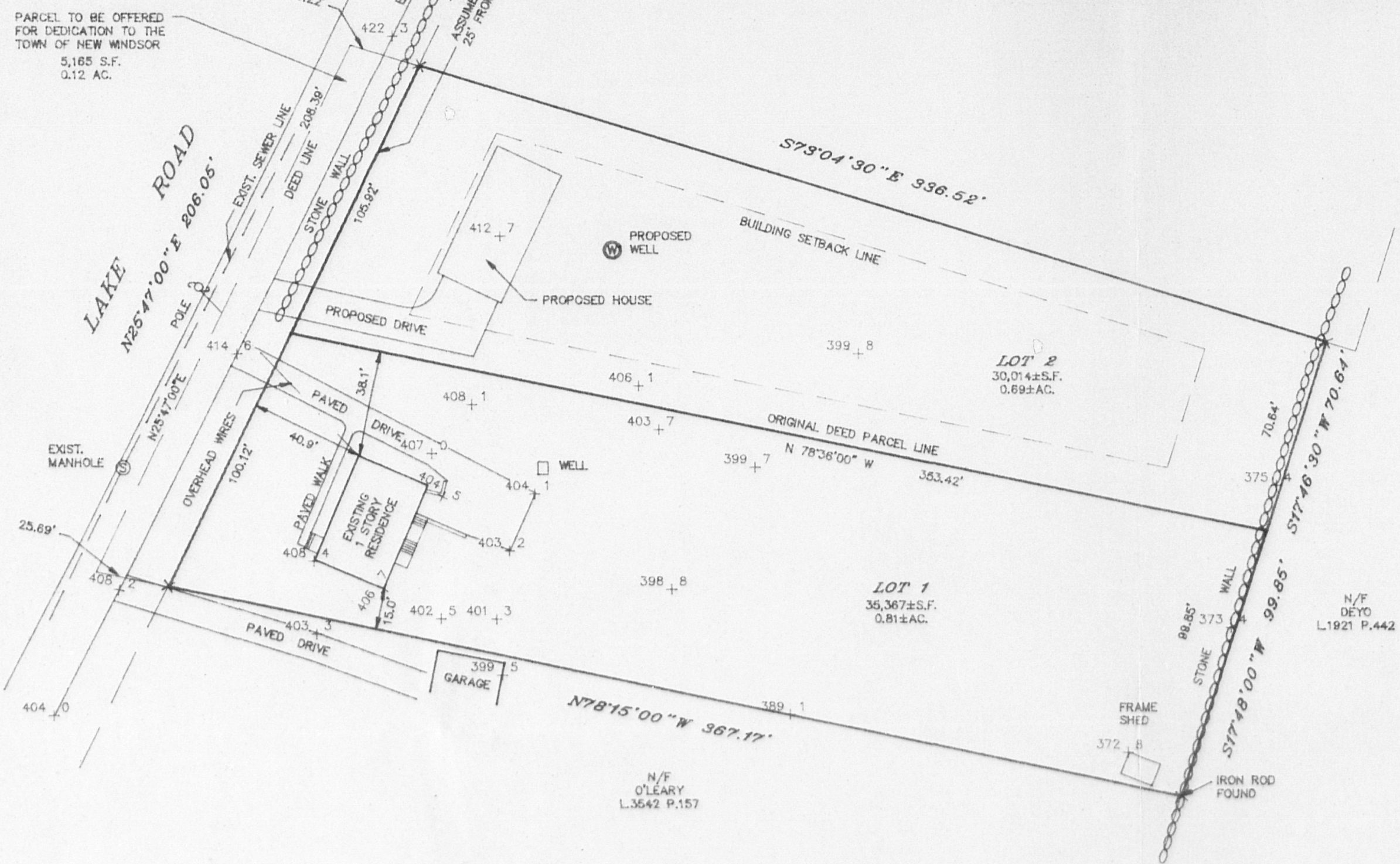
OWNERS CONSENT:  
I have reviewed this plan and find it acceptable.

N/F  
LENARDSON  
L2283 P.69

*John Poje*  
OWNER

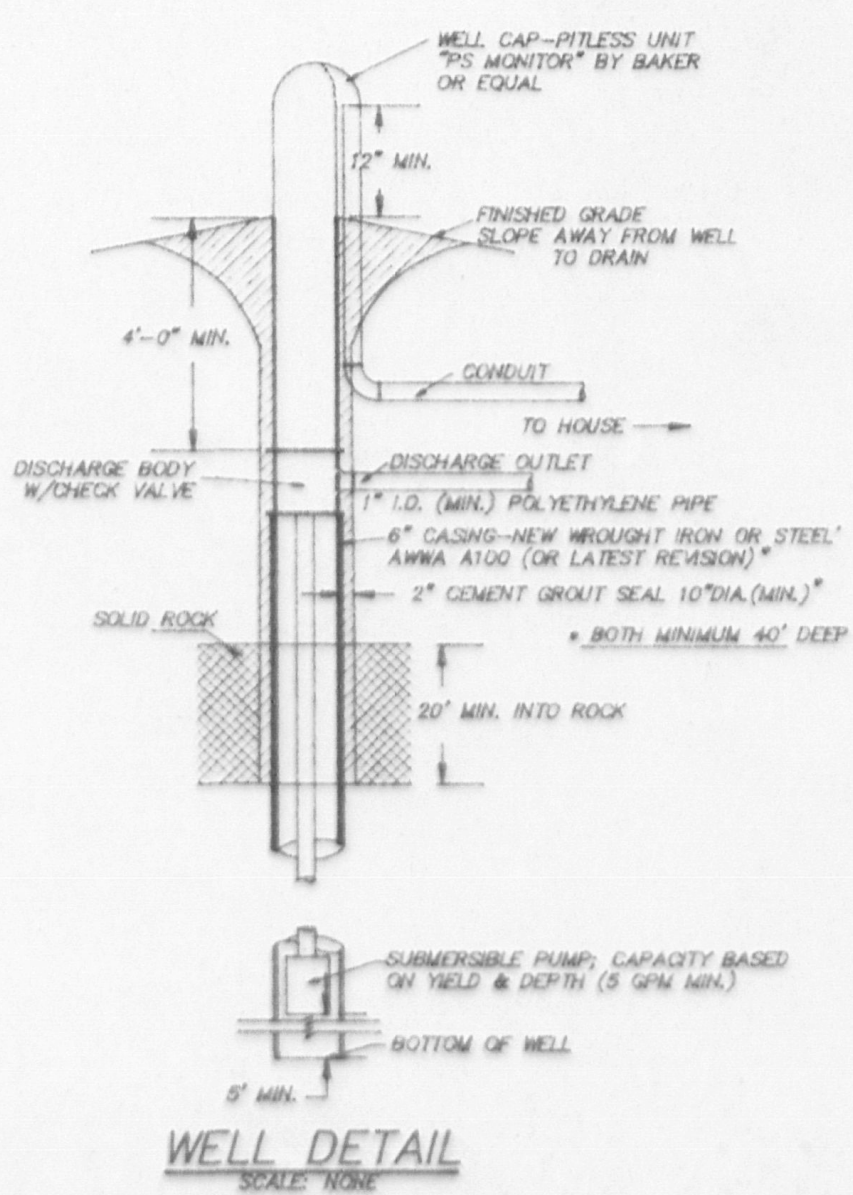


LOCATION PLAN SCALE: 1"=200'±



NOTES

1. Being a proposed Subdivision of lands shown on the Town of New Windsor Tax Maps as Section 58 block 2 Lot 3. Deed of record: Liber 2756 Page 202.
2. Total Parcel Area: 1.50 Acres
3. Total Number of Lots: 2
4. Property Zone: R-4 (A 9)
5. Owner/Applicant: John Poje and Frank Poje  
RD #4 Box 430  
New Windsor, N.Y. 12553
6. Proposed Use: Single Family Residential
7. Sanitary Sewage Disposal: Town of New Windsor Sewer District 23
8. Water Supply: Private well
9. Boundary and topographic data shown hereon resulted from a field survey completed on 11 November 1994 under the supervision of the undersigned.
10. Sewer connection shall be made in accordance with Town of New Windsor requirements.
11. Unauthorized addition or alteration to this plan is a violation of Section 7209(2) of the New York State Education Law.
12. No on site sanitary sewage disposal is proposed for this development, therefore the provisions of Orange County Local Law No. 1 1989 do not apply.



R-4 ZONE COLUMN A9 BULK TABLE

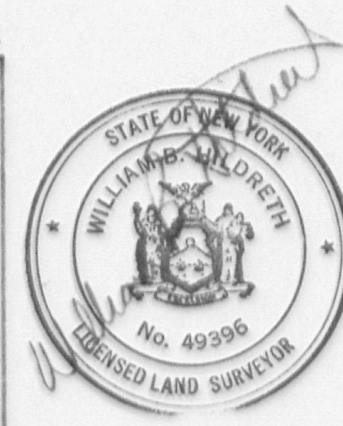
	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 2
AREA	21,780 S.F.	35,367 S.F.	30,014 S.F.
LOT WIDTH	100'	100.35'	102.40'
FRONT YARD SET BACK	35'	40.9'	MEET CODE
SIDE YARD SETBACK	15'/30'	15'/53.1'	MEET CODE
REAR YARD SETBACK	40'	288'±	MEET CODE
STREET FRONTAGE	60'	100.12'	105.92'
DEVELOPMENT COVERAGE	20%	10%	10%
BUILDING HEIGHT	35'	1 STORY	MEET CODE
LIVABLE FLOOR AREA	1,000 S.F.	1,040 S.F.	MEET CODE

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 11 November 1994 performed in accordance with the code of practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

PLANNING BOARD APPROVAL

SUB DIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON APR 26 1995  
BY *Henry Van Eenennaam* Secretary



Grevas & Hildreth, P.C.  
LAND SURVEYORS  
33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12553  
TEL: (914) 562-8667

REVISIONS	DATE	DESCRIPTION
1/26/95	REV. PER PL. BD. APPROVAL	

PLAN FOR:  
**JOHN C. POJE & FRANK T. POJE**  
TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK  
Drawn: WWH  
Checked:  
Scale: 1"=40'  
Date: 5 Jan. 1995  
Job No: 94-081

FINAL PLAN  
MINOR SUBDIVISION